



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: SEPTEMBER 13, 2004

VIII. 7

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-04-30
981 W. 18TH STREET, SUITE A**

DATE: SEPTEMBER 2, 2004

**FOR FURTHER INFORMATION CONTACT: MEL LEE, ASSOCIATE PLANNER
(714) 754-5611**

PROJECT DESCRIPTION

The applicant is requesting approval of a conditional use permit to establish an auto detailing business within an existing industrial building.

APPLICANT

The applicant is Jason Beebout, representing the property owners, Greg and Stephanie Beebout.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

MEL LEE
Associate Planner

PERRY L. VALANTINE
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 981 W. 18th St. Application: PA-04-30

Request: Conditional use permit to establish an auto detailing business within an existing industrial building.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>MG</u>	North: <u>(Across W. 18th St.) I&R, School</u>
General Plan: <u>General Industrial</u>	South: <u>R-1, Trailer Park</u>
Lot Dimensions: <u>100 FT x 300 FT</u>	East: <u>MG, Industrial Uses</u>
Lot Area: <u>30,000 SF</u>	West: <u>MG, Industrial Uses</u>
Existing Dev.: <u>Industrial building and outdoor storage</u>	

DEVELOPMENT STANDARD COMPARISON (EXISTING BUILDINGS)

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
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Lot Size:		
Lot Area	10,000 SF	30,000 SF
Parking:		
Standard	15	16
Handicapped	2	2
TOTAL:	17 Spaces	18 Spaces

CEQA Status: Exempt (Class 1)

Final Action: Planning Commission

BACKGROUND

The existing industrially-zoned property contains an enclosed contractor storage yard for Pacific Coast Weather Proofing, two cellular antenna tower facilities, and a 4,800 square-foot industrial building with a legal nonconforming, second-story, 1,065 square-foot apartment.

DISCUSSION

The applicant is proposing an auto detailing facility within the 1,200 square-foot southernmost portion of the existing industrial building. Vehicles would enter the building through the two existing roll-up doors provided for the space. The detailing operation would be conducted entirely within the building.

According to the information provided by the applicant in a letter dated August 7, 2004 (copy is attached to this report), most of the customer vehicles will be picked up by the applicant, detailed at the facility, and returned to the customer; in other words, there would be little or no customer drop off and pick up. However, due to the relatively small number of available parking spaces (17 spaces required; 18 spaces provided), staff has incorporated a condition of approval, requiring all customer vehicles to be dropped off and picked up by the applicant, rather than by customers, to ensure that no parking problems develop on the property.

Other Issues

The use is subject to the National Pollution Discharge Elimination System (NPDES) requirements to prevent waste water from the auto detailing operation from entering the street or storm drain system and preventing rain water from entering the sewer system. These and other code requirements have been forwarded to the applicant.

ALTERNATIVES

If the conditional use permit were denied, it would prevent the proposed use from operating at this location.

CONCLUSION

It is staff's opinion that the proposed use, with the recommended conditions of approval, will not adversely affect adjacent industrially-zoned properties. Therefore, staff recommends approval of the request.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" – Findings
 Exhibit "B" – Conditions of Approval
 Applicant's Project Description and Justification
 Location Map
 Plans/Photos

c: Deputy City Manager - Dev. Svs. Director
Sr. Deputy City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Jason Beebout
8232 Malloy Drive
Huntington Beach, CA 92646

Greg and Stephanie Beebout
981 W. 18th Street, Suite D
Costa Mesa, CA 92627

PLANNING DIVISION - CITY OF COSTA MESA

DESCRIPTION/JUSTIFICATION

Application #: PA-04-36
Address: 981 WIRTH ST

Environmental Determination: EXEMPT

1. Fully describe your request:

We wish to operate an auto detailing business from the rented shop/office at this location. The business would include the cleaning and detailing of client cars.

2. Justification

A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

This property is located within a mixed use zoning, including light industrial/commercial. Our business would not impact the adjoining units or neighbors since there would be little or no noise, dust, fumes etc. The cars would be cleaned and vacuumed within its shop area. This would not be a huge volume business but rather a higher quality type shop. (i.e. custom work).

B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

The business would be operated just beyond the half-way point, of the length of the property. The work listed above, will not impact the neighbors on any side of the property. - there are no special circumstances -

3. This project is: (check where appropriate) NA

☐ In a flood zone.

☐ Subject to future street widening.

☐ In the Redevelopment Area.

☐ In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

☒ Is not included in the publication indicated above.

☐ Is included in the publication indicated above.

Signature

March '96

Date

7-11-04

**JASON BEEBOUT
8232 MALLOY DRIVE
HUNTINGTON BEACH, CA 92646**

AUG 10 2004

August 7, 2004

City of Costa Mesa
Development Services Department
Planning Division
P.O. Box 1200
Costa Mesa, CA 92628-1200

Re: Application Conditional use Permit PA-04-03
981 W. 18th Street

Planning Division Staff:

Nature of the Business

Provide a high-end detailing service to individuals and business clients. The client base will focus on custom vehicles and the businesses within the immediate area.

Number of Employees

My partner and I will be the only employees.

Turn Around Time

The average turn around time will be one hour with a maximum time of two hours per vehicle.

Volume of Customer Traffic

Although there will be some drop off vehicles, most of the custom automobiles will be picked up and delivered back to the client. We would expect to service six (6) to ten (10) vehicles per day depending upon the nature of service.

Number and Location of Vehicle Storage

Each individual vehicle will be worked on inside our detail shop. We do not anticipate having more than two (2) to three (3) parked in the marked stalls in front of our shop waiting for service. Note: Most clients will be serviced with a pick up and delivery system.

Method of Advertising

We plan to advertise our business in the local newspaper, distribute fliers to high-end clients and of course word of mouth from satisfied clients.

Property Use - Other Units

There are four (4) business units in the building, three (3) of which have been occupied by a construction company for the past ten (10) years. The construction vehicles leave each morning at 7:00 a.m. and do not return until approximately 4:30 p.m. There are approximately eight (8) office staff employees for the construction company and each of them park their vehicles in marked stalls. During the period that our shop is open most of the available parking stalls on the property are empty. We will be using a small portion of the available stalls.

Property Use - Open Storage Areas

There are two (2) fenced-in open storage yards which are used by the construction company to park construction vehicles at night and to store materials.

Should there be any additional items required to process the application, please do not hesitate to contact me at the address listed above.

Respectfully,

A handwritten signature in black ink, appearing to read 'Jason Beebout', with a stylized flourish at the end.

Jason Beebout
Owner / Operator

Enclosure: Application Status Form Letter

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-04-30**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES
AS FOLLOWS:

WHEREAS, an application was filed by Jason Beebout, representing the property owners, Greg and Stephanie Beebout, owners of real property located at 981 W. 18th Street, requesting approval of a conditional use permit to establish an auto detailing business within an existing industrial building; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 13, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-04-30 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for PA-04-30 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 13th day of September, 2004.

Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Kimberly Brandt, acting secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on September 13, 2004, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Acting Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

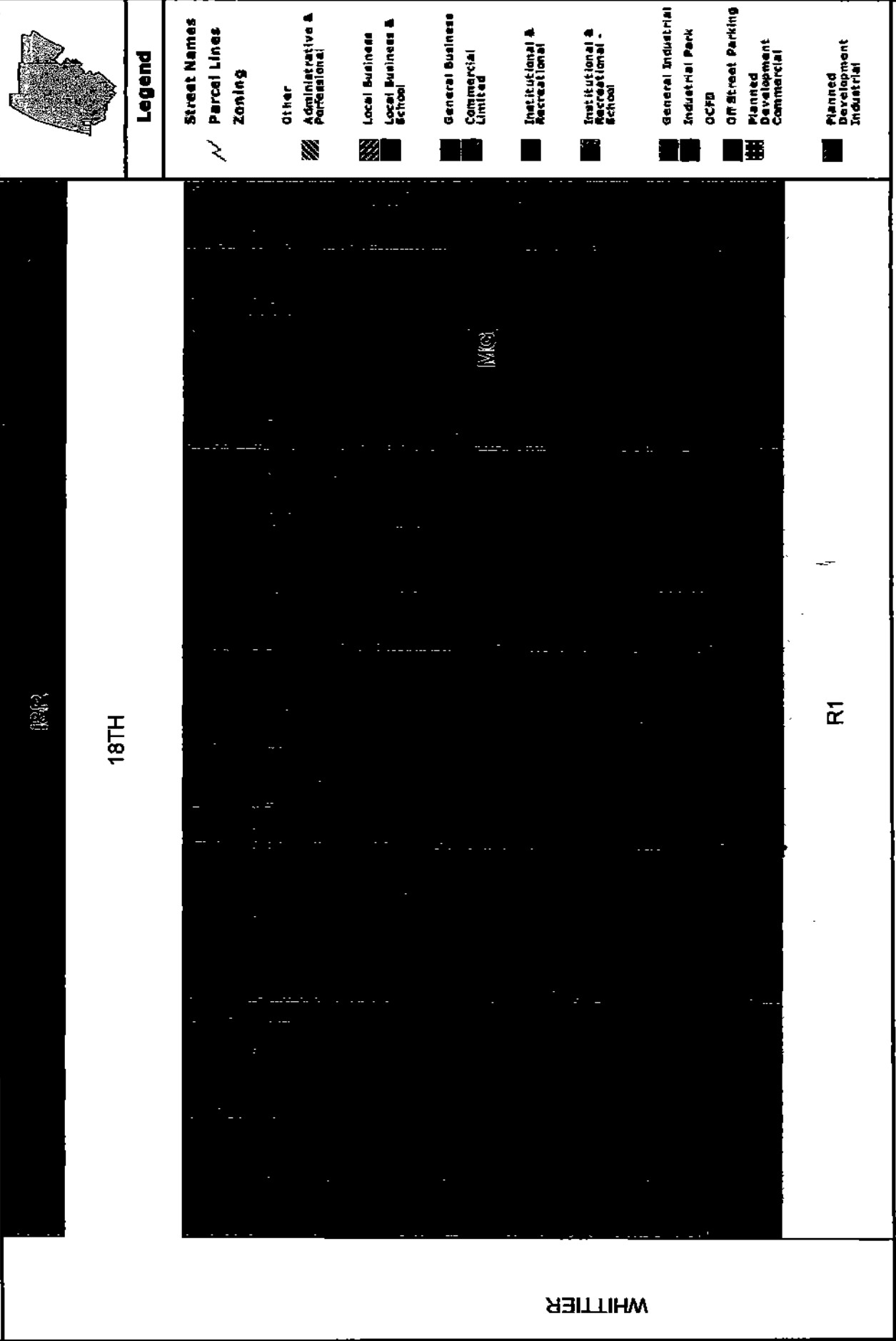
- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use, as conditioned, is substantially compatible with developments in the same general area. Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, customer vehicles will be picked up by the applicant, detailed at the facility, and returned to the customer; no customer drop off and pick up would be permitted. The recommended conditions of approval will ensure that the operation will not be disruptive to adjacent uses or properties. Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation for the property.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
 - a. The proposed use is compatible and harmonious with uses both on-site as well as those on surrounding properties.
 - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - c. The proposed use is consistent with the General Plan.
 - d. The planning application is for a project-specific case and does not establish a precedent for future development.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- D. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng. 1. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
2. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
3. The use shall be conducted, at all times, in a manner to allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever operational measures are necessary to comply with this requirement.
4. Employees and customer vehicles shall be required to park on-site, in marked parking spaces or inside the building.
5. There shall be no overnight storage of customer vehicles.
6. Complaints regarding noise related to the violation of any of the above operating conditions and restrictions shall be immediately remedied by the applicant.
7. The use shall be limited to the description in the staff report and the applicant's letter dated August 7, 2004. No customer drop off and pick up of vehicles shall be permitted.

ZONING/LOCATION MAP

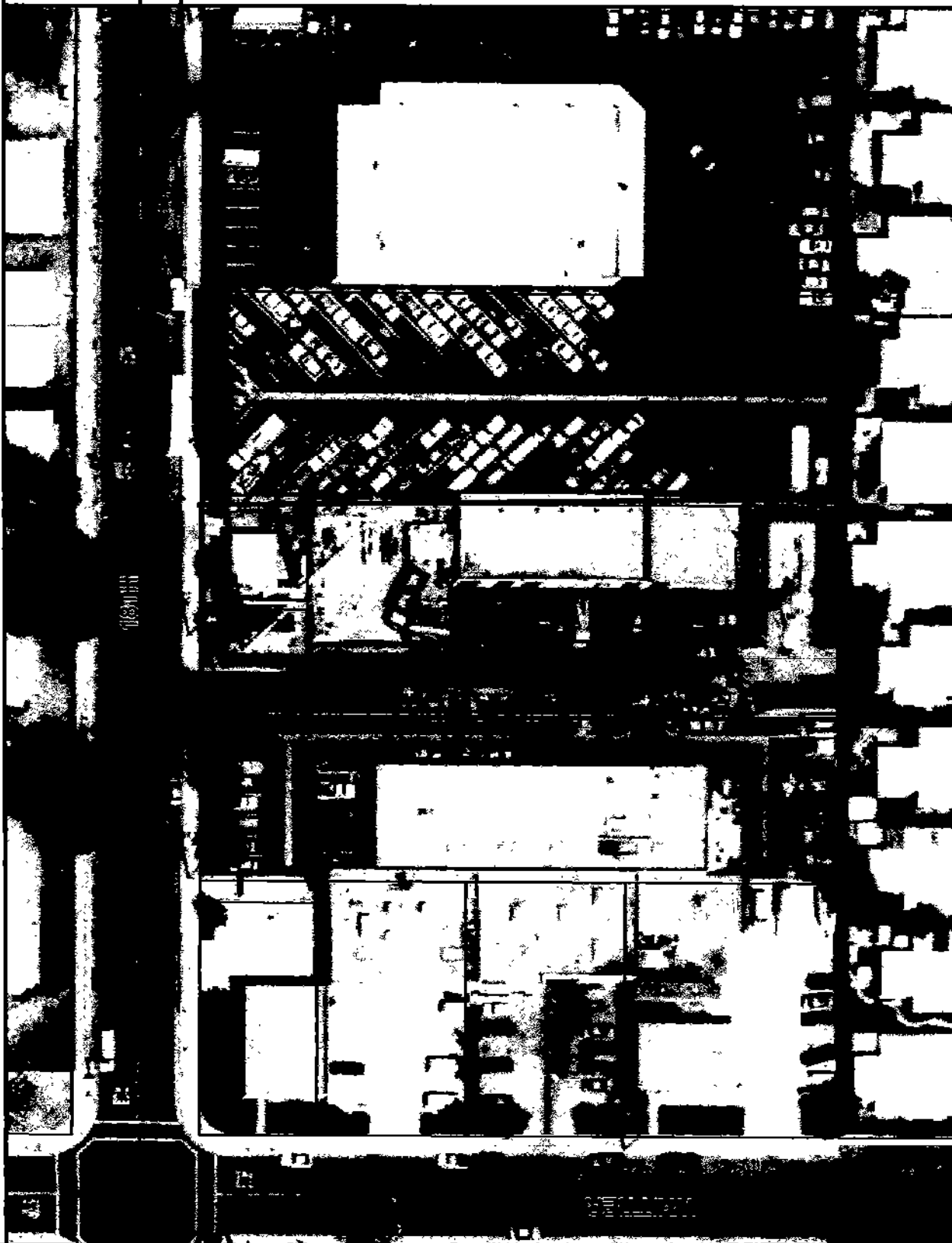
981 W. 18TH ST.



WHITTIER

R1

PA-04-30



Legend

Street Names
Parcel Lines
Ortho
Photography



Authorized Agent
 Gregory M Beebe
 981 W 18th St - D
 Costa Mesa CA
 92627
 (714) 5489969

PROPERTY
 981 W. 18th St
 COSTA MESA
 CA. 92627

SITE PLAN

